

Liction Springs Points of Demonstration

Project Location:

The project site is located north of 85th St. at 8540 Interlake Ave. N. (Liction Springs Neighborhood), situated at the northern tip of Green Lake, between Interstate 5 and Highway 99/ Aurora Ave.

Housing Statement and Intention to Build:

The current lot is 5125 sq. ft. with a main residence that is 875 livable sq. ft. and a detached ADU of 240 sq. ft. Our intent is to enlarge and rebuild the existing ADU (Accessory Dwelling Unit) built in 1921 and first occupied in 1951. The existing unit is 12'x20'x13' to the ridge of the roof w/ additional deck measuring 5'x12'. The proposed unit would occupy a 16'x26' footprint @ 370 sq. ft. (see 'Existing ADU'). The present tenant has occupied the unit for 10 years, outliving 3 owners of the primary residence (8540 Interlake Ave. N.). The ADU currently has shared privileges (primarily laundry and storage) in the main residence. The current condition is somewhat dilapidated. It rests on a minimum foundation comprised of exposed timber beams over pier blocks. The electrical is outdated, the plumbing is insufficient, and the roof has inadequate insulation and excessive layers (7 total) of composition roofing over minimum framing of 2x4s with 1x sleepers. Aside from the tenants uncanny ability to make 220 sq. ft. feel like home for as long as he has, it is in need of being rebuilt.

Affordability Features:

The tenants of the main residence are an energetic young couple who has just started to make Seattle home. Like many others, purchasing a house is a

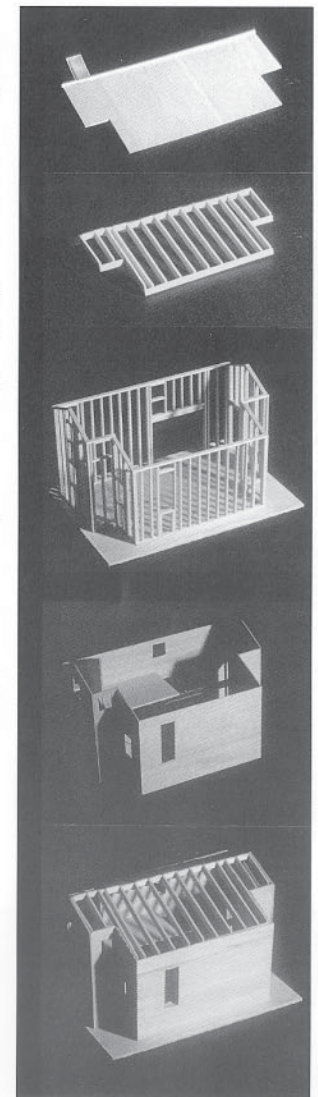
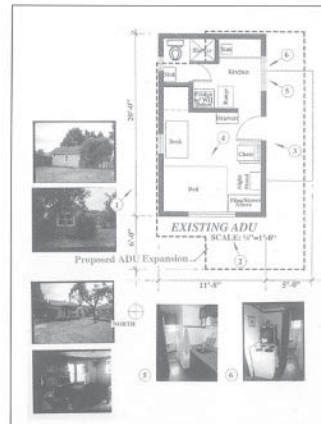
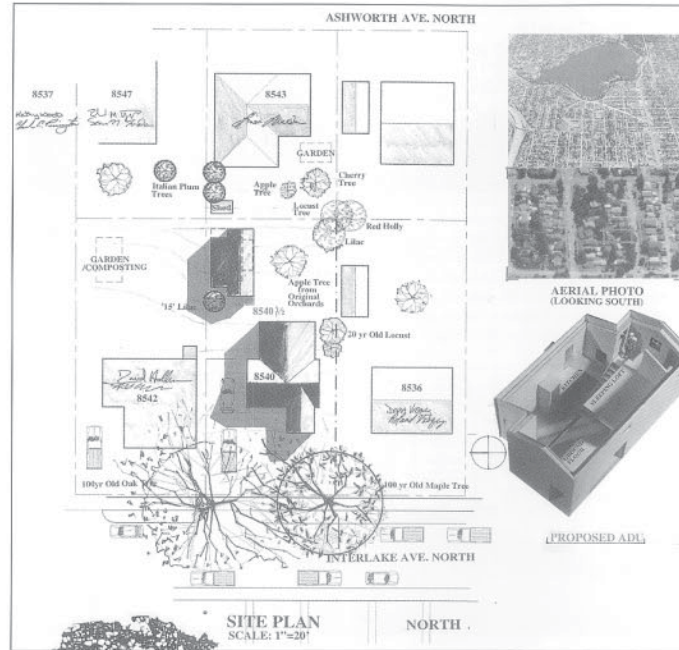
personal investment as well as a financial commitment. While renting may be the only option for some, others enjoy the idea of owning their own home, however the change from renting to owning is often hinged on the initial 'down-payment'. The primary reason the owners are even able to live in

this location is not because of high-paying jobs but because there is an ADU. This additional income is key to establishing an affordable mortgage payment. Often times ADU's are born out of a willingness of the homeowner to put his/her handy-work to the test. Examples of this include

conversions of existing basements into ADUs. 'Sweat Equity' or 'Free labor' are ways in which people can reduce the construction cost incurred throughout the building process. In addition to the above mentioned items, the reuse and recycling of framing lumber, trim, doors, fixtures, etc. from a sensitive demolition process can further aid in reducing construction costs.

Neighborhood Acceptability/ Consistency with Neighborhood Plan:

We handed out informational brochures describing the specifics of the project and intentions of the competition. We met with neighbors (adjacent and beyond) two different nights for approximately six hours reviewing drawings, models, photos, and existing site conditions. Out of all people surveyed not one was opposed to the idea of rebuilding the detached ADU. In fact most couldn't understand why the idea of detached ADU's are illegal. Interestingly enough, despite our SF5000 zoning status the majority of our neighbors are currently renting and our immediate neighbor @ 8542 Interlake Ave. N. has an attached ADU. It would be interesting to see what would happen to the quality of neighborhoods if the owners of the ADU's were living in the primary residence. It seems that a healthy mix of 'residents' and 'renters' could help in making a more established neighborhood.



Cracking the Code

"They Said It Couldn't Be Done."

Under the Seattle Land Use Code 8540 _ is considered a non-conforming use due to its location SF5000 (single family 5000). Specifically the code under Subchapter III Accessory Uses 23.44.041 (A) 4. reads as follows: "Accessory dwelling units may not be located in any structure detached from

the single family dwelling." Policy 7: Nonconforming uses and Structures In Single Family Residential Areas states: "...Except existing legal higher density residences, structures which are in nonconforming use, although conforming in bulk, cannot be expanded in any way except to remove barriers to elderly and disabled persons, and except as otherwise required by applicable laws." Our proposal supports detached ADU's as a viable

solution to the housing 'stock' in Seattle. One way of achieving this would be to provide provisions for detached ADU's in selected areas determined through a review process. Areas like ours which are adjacent to L1 (Residential, Multifamily, Lowrise 1) seem to be prime candidates for a rezone comprised of attached and detached ADU's, LDT, Tandem Housing, etc. to soften the abrupt edge between what is now SF5000 & L1.

Attempting to stay within reason of the 12' rule of older garages the proposed height of 8540 _ is a modest 16' (with a sleeping loft) only 3' higher than what exists now. Similar height restrictions should be accounted for on a case by case basis through Neighborhood Review Committees. Perhaps a direct relationship between the envelope/footprint of a proposed ADU and the existing livable sq. ft. of the main residence should be recognized.

Licton Springs Detached ADU Remodel

Architect:

Chad Rollins, Jonathan Reich, Architects, AIA
Seattle, WA

Owners:

Chad Rollins & Christine Gregory-Rollins

Neighborhood Advocate:

Kevin Thurner

Project Summary & Jury Comments

A young home-owning couple expresses a commitment to sharing use of their property with another dwelling, consistent with a neighborhood of mixed (majority) rental and owner-occupied properties. Single-family zoning classifies this structure as non-conforming. This project and its owners suggest the value of rezoning to permit Tandem Housing and to soften the abrupt edge between existing zones. The proposal suggests that code recognize "a direct relationship between the envelope/footprint of a proposed ADU and the existing livable sq. ft. of the main residence."

"love the scale on this one" ... "non-intrusive."

